

Rangepay Ltd
70 Churchway

Discharge of Condition 11
Biodiversity Enhancements

Planning Permission 2016/3174/P

Condition 11:

Biodiversity Enhancements: Prior to commencement other than demolition, site clearance and preparation a plan showing details of biodiversity enhancements on the buildings and within the open space (including bird and bat boxes) appropriate to the development's location, scale and design (including wetland areas) shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017 and the London Plan.

The scheme is for the erection of 3-storey building plus basement with rear garden and roof terrace at 1st floor level, comprising 3 x Residential units (1x2 bed & 2x1bed unit) (C3 Use Class).

Ecological Context

The area in which the site is situated is known as Somers Town which is a small suburban enclave in north central London situated between Camden Town, Euston Road, London Euston train station and St Pancras international train station.

The site has a frontage on Churchway, a small passage leading from Chalton Street to Drummond Crescent. The site area is 0.01 hectares. The site is land locked with surrounding buildings mainly in residential use. As a central London location the surrounding residential buildings don't all have gardens and what garden space is available is limited.

The small scale of the site, the fixed layout and the future use of the dwellings in private ownership limit opportunities for ecological enhancement.

Management prescriptions are also limited, as it is difficult to secure effective management when the future occupiers/owners of the properties are not known. Therefore, measures for biodiversity enhancement are restricted to provisions requiring no, or minimal management and ideally which are integrated into the development from the outset.

Ecological Opportunities

Diverse ranges of species have been recorded in Camden. Some of these species have declined nationally to such an extent that they are considered of principal importance for nature conservation in England. Over 60 of these national priorities have been recorded in Camden, including house sparrows (60% decline in 40 years), toads (68% decline in 30 years), hedgehogs (46% population decline), and stag beetles. Additional species have been identified not as national priorities but of conservation concern for London, and over a dozen of such have been recorded in Camden. These include bats like common pipistrelles and Daubenton's bats and birds including dunnocks, peregrines, black redstarts and song thrushes.

In terms of proposals measures will be incorporated to help address the local decline of wildlife and bat and bird boxes will be installed to enhance habitats in the local area

Bat Box



A Vivara Pro Beaumaris WoodStone Bat Box is to be erected on the external wall. This is a high quality and durable bat box, which will provide roosting opportunities for a variety of local bat species. The box will be installed at least 8m from the ground, on the south-facing aspect. The boxes will be installed in permanent and undisturbed locations

Temperature is known to be the major factor influencing successful uptake of artificial roost by bats. In general, bats seek warm spaces to help them with rearing young. For this reason, the Habitat box will be located on the southerly aspects/ orientation (south, south- west and south-east).

Vivara Pro Beaumaris WoodStone Bat Box

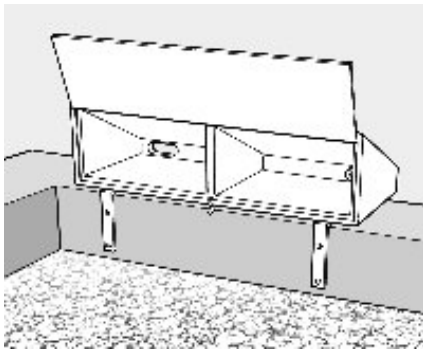


Rear / South Elavtion

Bird Box

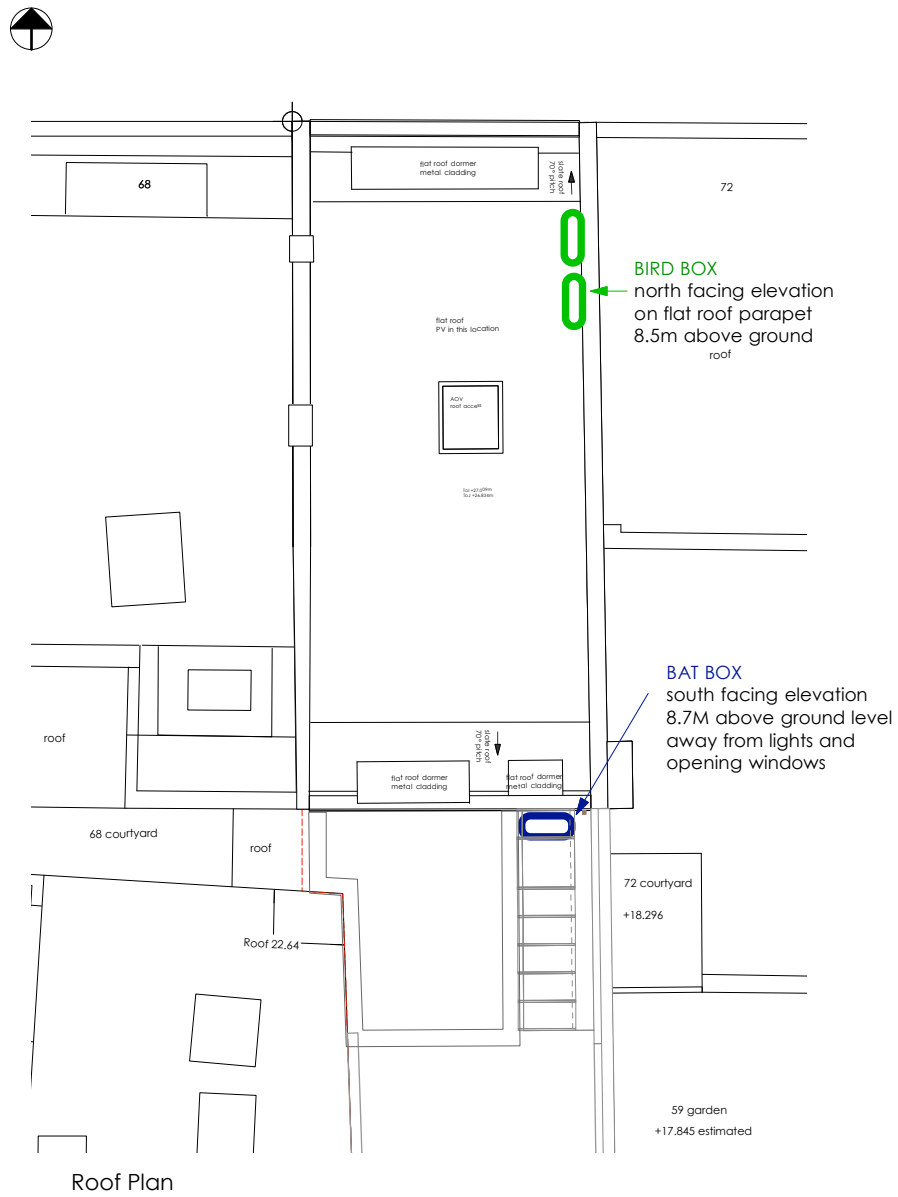


2 number Delta Shaped Swift Nest Box are to be erected on the flat roof parapet wall. This is a high quality and durable nest box, which will provide nesting opportunities for swifts. The boxes will be installed over 8.5m from the ground, on the north-facing aspect.



Installation of the swift box on the parapet wall





All integrated boxes will be installed during construction of the new dwellings and prior to occupation of the site.

Additional Proposals

There is opportunities on the first floor terrace and the basement garden to incorporate planters . Adding planted containers creates refuges for animals as they travel through your garden.

There's very little that won't grow in a container. The result can be an attractive and rich greenspace that benefits people and wildlife. All containers should be able to be easily cared for by the future residents and planted with a varied selection of plants such as:-

Spring flowers: Pansies, Crocus, Hyacinths, Primroses, Forget-me-Nots, Bluebells, Pussy Willow, Flowering Cherry Trees, Hawthorn, Peonies, Alliums, Rhododendrons.

Summer flowers: Lavender, Phlox, Echinacea, Cosmos, Foxgloves, Snapdragons, Bee Balm, Delphiniums, Honeysuckle, Alliums, Marigolds, Zinnias, Borage, Chives, Mint, Sage, Thyme, Oregano, Nasturtiums, Buddleja, Verbena Bonariensis.

Autumn flowers: Zinnias, Asters, Nasturtiums, Sedum, Thyme, Oregano, Borage, Witch Hazel, Ivy.

Winter flowers: winter Clematis, winter Honeysuckle, Snowdrops, Hellebores, winter Heather. Apparently bees can see the colour purple the most clearly, so it's a good idea to bear this in mind when choosing your plants. No wonder lavender is so popular!



Conclusion

This Biodiversity Enhancement Scheme show the site currently has low ecological value, though it is anticipated that post development, with the inclusion of the above measures, the sites value for wildlife will be increased.